148.0 Map | 0002 Block | 0012.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/ Total Parcel
APPRAISED:	969,300	/ 969,300
USE VALUE:	969,300	/ 969,300
ASSESSED:	969,300	/ 969,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	PINE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUTTER PINE LLC
Owner 2:	
Owner 3:	
Street 1:	137A FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	R A JOHNSON REALTY INC -
Owner 2:	-
Street 1:	1026 MASS AVE SUITE 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1999, having primarily Clapboard Exterior and 2356 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6015.000	549,000		420,300	969,300
Total Card	0.138	549,000		420,300	969,300
Total Parcel	0.138	549,000		420,300	969,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.42 /Parcel: 411.42

Legal Description

User Acct 97228

GIS Ref

GIS Ref

Insp Date 07/16/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0002-0012.0

!11552!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	549,000	0	6,015.	420,300	969,300		Year end	12/23/2021
2021	104	FV	521,700	0	6,015.	420,300	942,000		Year End Roll	12/10/2020
2020	104	FV	521,800	0	6,015.	420,300	942,100	942,100	Year End Roll	12/18/2019
2019	104	FV	464,400	0	6,015.	420,300	884,700	884,700	Year End Roll	1/3/2019
2018	104	FV	464,400	0	6,015.	282,200	746,600	746,600	Year End Roll	12/20/2017
2017	104	FV	436,700	0	6,015.	270,200	706,900	706,900	Year End Roll	1/3/2017
2016	104	FV	436,700	0	6,015.	246,200	682,900	682,900	Year End	1/4/2016
2015	104	FV	372,900	0	6,015.	198,100	571,000	571,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:42:38

LAST REV

Date	Time
10/06/21	09:50:46
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11552

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
R A JOHNSON REA	77643-3	1	4/29/2021	Mult Lots	1,725,000	No	No		
MARKS MARY/TRUS	27299-158		5/16/1997		325,000	No	No		Y

USER DEFINED

Prior Id # 1:	97228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2021	709	Dormers	112,000	O				
9/18/2015	1382	Renovate	39,725		9/18/2015			Renovate existing
7/1/1998	455		135,000					ADD 2 FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
7/16/2018	MEAS&NOTICE	CC	Chris C
5/18/2009	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
4/2/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6015		Sq. Ft.	Site		0	70.	1.00	11									420,313						420,300	

Total AC/HA:	0.13809	Total SF/SM:	6015	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 420,313	Spl Credit	Total: 420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.3	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.09567058
Const Adj.:	0.98990101
Adj $ / SQ:	162.691
Other Features:	141500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592185
Depreciation:	43230
Depreciated Total:	548956

COMMENTS

NEW DUPLEX 1999.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

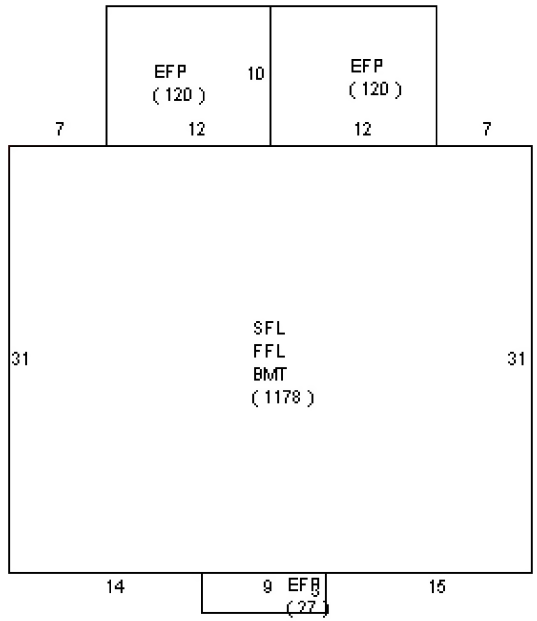
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.69
Special Features:	0	Val/Su Net:	144.44
Final Total:	549000	Val/Su SzAd	233.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,178	48.810	57,495
FFL	First Floor	1,178	162.690	191,650
SFL	Second Floor	1,178	162.690	191,650
EFP	Enclos Porch	267	37.040	9,891

Net Sketched Area:	3,801	Total:	450,686
Size Ad	2356	Gross Area	3801	FinArea	2356
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc